

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Psomas & Associates - 646 N. Market Blvd., Ste. 4, Sacramento, CA 95834
OWNER SCB Investments - 3434 Marconi Ave., Ste. C, Sacramento, CA 95821
PLANS BY Psomas & Associates - 646 N. Market Blvd., Ste. 4, Sacramento, CA 95834
FILING DATE 4-27-88 ENVIR. DET. Sec. 15305(a) REPORT BY JC:sg
ASSESSOR'S-PCL. NO. 226-0321-032-035; 042-046

APPLICATION: Lot line adjustment to relocate the common rear property line approximately 5+ feet to the west.

LOCATION: Copper Leaf Way and Amber Leaf Court approximately 150+ feet north of Lone Leaf Drive

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common rear property line 5+ feet to the west for nine lots.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
1984 North Sacramento

Community Plan Designation: Residential (4-8 du/ac)

Existing Zoning of Site: R-1 and R-1A

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1

South: Vacant; R-1 & R-1A

East: Vacant; R-1A

West: Vacant; R-1

Property Dimensions: Lots on Amber Leaf Court approximately 100' x 45+ feet
Lots on Copper Leaf Way approximately 100' x 52+ feet

Property Area: 1.1+ acres

Topography: Flat

Street Improvements: To be constructed

Utilities: To be constructed

BACKGROUND INFORMATION: On January 28, 1988 the Planning Commission approved a request to construct 138 petite residential units in the single family alternative (R-1A) zone; to construct a model home complex, and; to adjust property lines on previously recorded lots (P87-304).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is designated residential (4-15 du/ac) in the General Plan and residential (4-8 du/ac) in the 1984 North Sacramento Community Plan. The surrounding land uses are residential (R-1) to the north and vacant (R-1 and R-1A) to the south, east and west. The subdivision is currently being developed with single family residences.

APPLC. NO. P88-196 MEETING DATE June 9, 1988 ITEM NO 32

- B. The applicant proposes to adjust the rear property line for lots 193-197 and lots 184-187 of Village Garden North Units 4 and 5 approximately 5±' to the west to accommodate the petite homes on Amber Leaf Court. The applicant will be required to adhere to the conditions of the special permit (P87-304) for the petite homes.
- C. The plans were reviewed by Traffic Engineering, Engineering, Water and Sewer and Real Estate with the following comments:
 - o Pay off or segregate any existing assessments.
 - o File certificate of compliance and waive parcel map prior to recordation of lot line adjustment.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
RELOCATE THE REAR PROPERTY LINE OF
LOTS 193-197 AND 184-187 VILLAGE
GARDEN NORTH UNITS #4 AND #5
(P88-196) (APN: 226-0321-032-035;
042-046)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at Copper Leaf Way and Amber Leaf Court, approximately 150+['] north of Lone Leaf Drive; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at Copper Leaf Way and Amber Leaf Court approximately 150+['] north of Lone Leaf Drive, City of Sacramento, be approved as shown and described in Exhibits A, B, C, D, E, F, G, H, I and J attached hereto, subject to the following conditions:

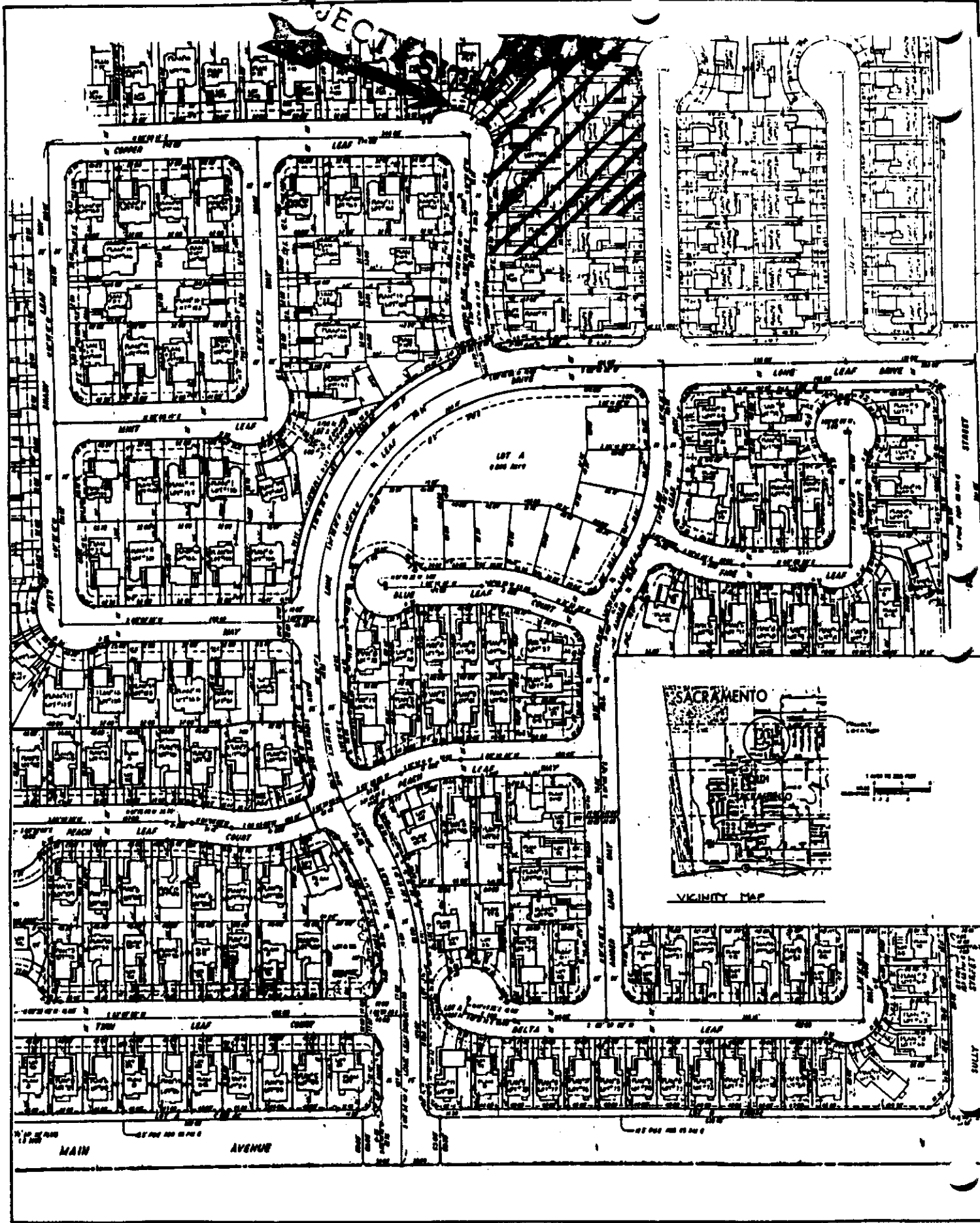
1. Pay off or segregate any existing assessments.
2. File certificate of compliance and waive parcel map prior to recordation.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

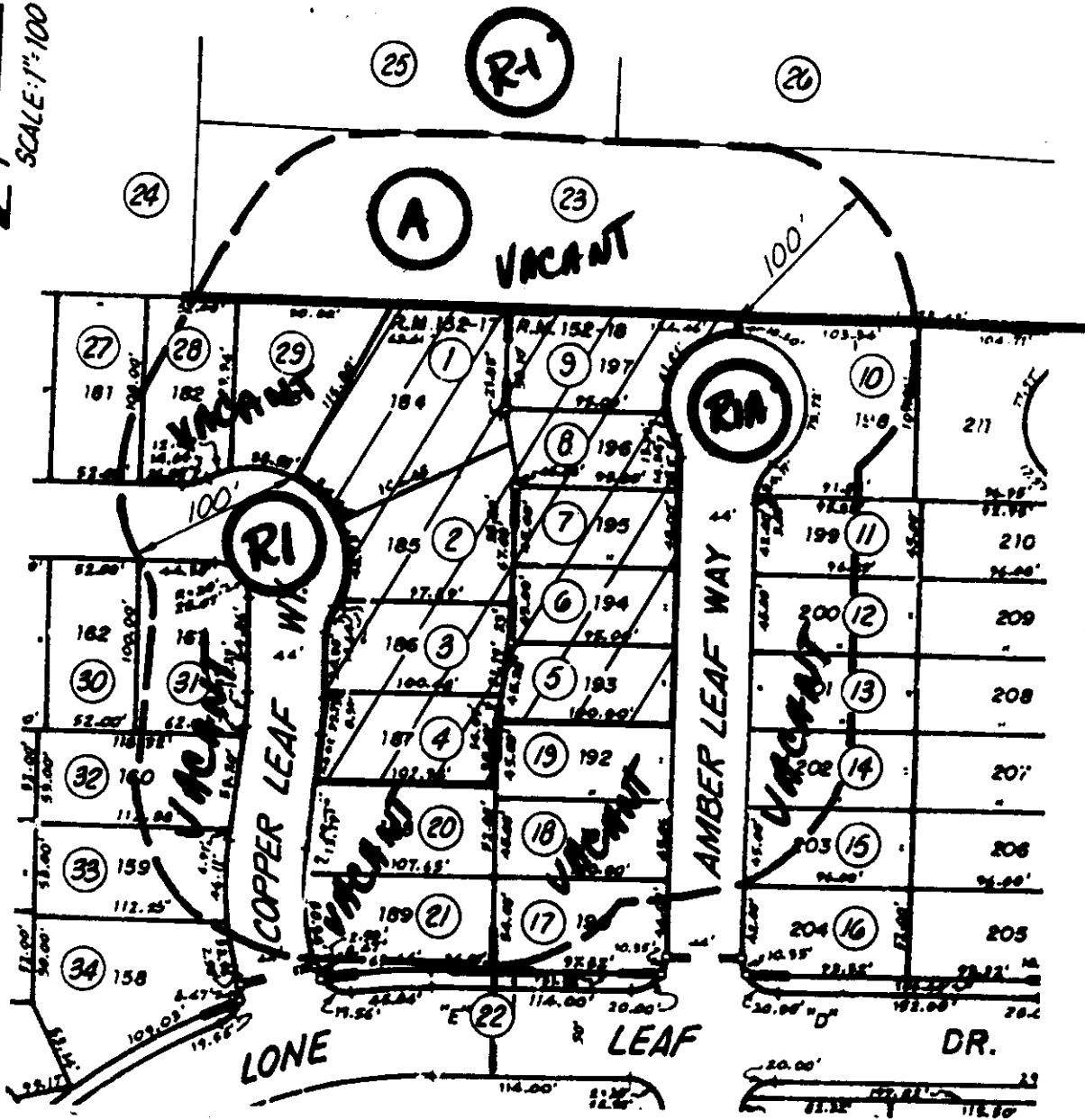
SUBJECT



VICINITY MAP

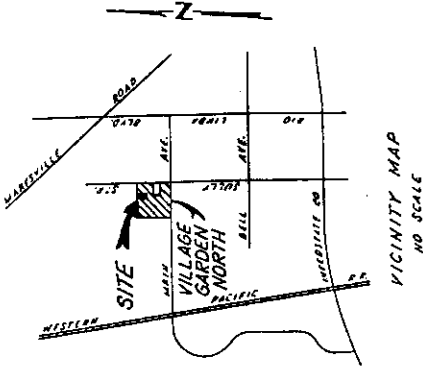
F88-196

SCALE: 1"=100'

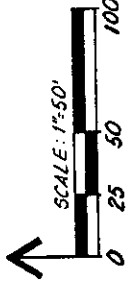


LAND USE - ZONING

EXHIBIT A



LEGEND
—— PROP. LOT LINE



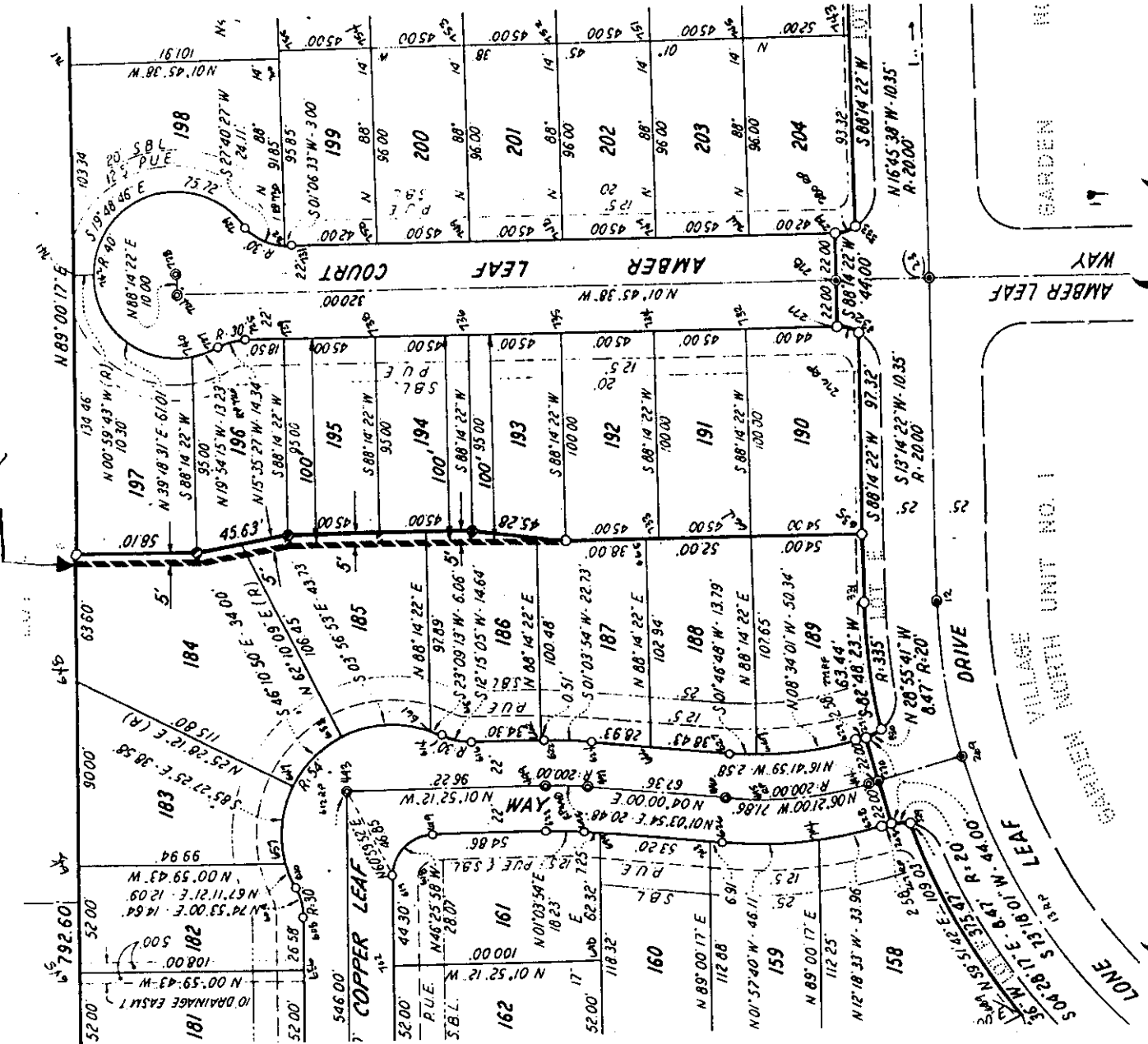
SITE PLAN

FOR
LOT LINE ADJUSTMENT
LOTS 184-187 & LOTS 199-197
VILLAGE GARDEN NORTH
UNIT NO. 4 & 5
R.M. BK. 152, Pg. 17 & 18

PSOMAS

Professional Surveyors
10000 S.W. 10th St., Suite 1
Portland, Oregon 97224
PH: 503-255-2222
FAX: 503-255-2223

New
P/L

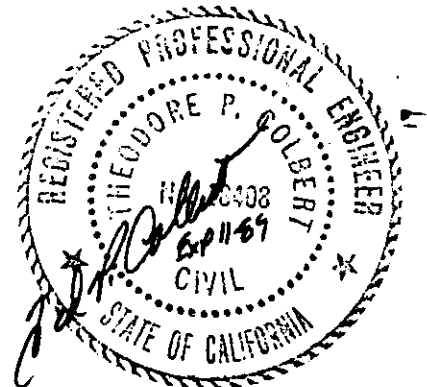


P88-196

**LEGAL DESCRIPTION
(Proposed)**

Lot 184 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the easterly 5.00 feet thereof.



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P88196

LEGAL DESCRIPTION
(Proposed)

Lot 185 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the easterly 5.00 feet thereof.



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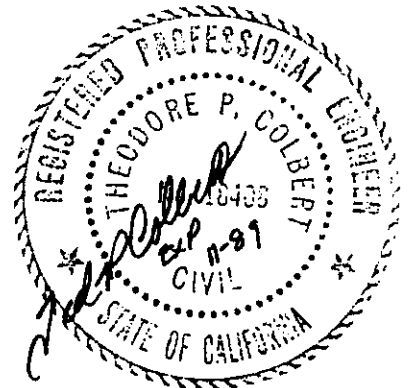
F88-196

LEGAL DESCRIPTION
(Proposed)

Lot 186 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the portion thereof lying easterly of the following described line:

Beginning at the northwest corner of Lot 192 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18; thence N 01° 45' 38" W parallel with the west right-of-way line of Amber Leaf Court as shown on said map of Village Garden North Unit No. 5.



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LEGAL DESCRIPTION
(Proposed)

Lot 187 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the portion thereof lying easterly of the following described line:

Beginning at the northwest corner of Lot 192 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18; thence N 01° 45' 38" W parallel with the west right-of-way line of Amber Leaf Court as shown on said map of Village Garden North Unit No. 5.



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LEGAL DESCRIPTION
(Proposed)

Lot 193 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18, Sacramento County, California.

TOGETHER WITH that portion of Lots 186 and 187 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, described as follows:

Beginning at the southwest corner of said Lot 193; thence N 01° 45' 38" W 45.00 feet parallel with the east line of said Lot 193 to a point on the westerly extension of the north line of said lot 193; thence N 88° 14' 22" E 5.00 feet along said westerly extension to the northwest corner of said Lot 193; thence S 04° 34' 47" W 45.28 feet along the west line of said Lot 193 to the point of beginning.



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**LEGAL DESCRIPTION
(Proposed)**

Lot 194 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18, Sacramento County, California.

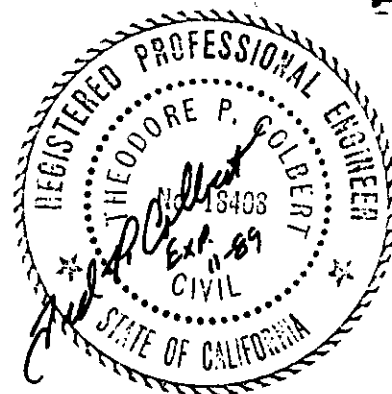
TOGETHER WITH the easterly 5.00 feet of lots 185 and 186 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, lying north of the westerly extension of the south line of said Lot 194 and south of the westerly extension of the north line of said lot 194.



**LEGAL DESCRIPTION
(Proposed)**

Lot 195 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18, Sacramento County, California.

TOGETHER WITH the easterly 5.00 feet of lot 185 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, lying north of the westerly extension of the south line of said Lot 195 and south of the westerly extension of the north line of said lot 195.



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**LEGAL DESCRIPTION
(Proposed)**

Lot 196 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18, Sacramento County, California.

TOGETHER WITH the easterly 5.00 feet of lots 184 and 185 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, lying north of the westerly extension of the south line of said Lot 196 and south of the westerly extension of the north line of said lot 196.



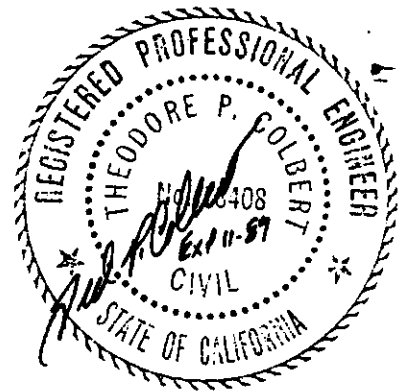
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P88-196

**LEGAL DESCRIPTION
(Proposed)**

Lot 197 of Village Garden North Unit No. 5 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 18, Sacramento County, California.

TOGETHER WITH the easterly 5.00 feet of lot 184 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, lying north of the westerly extension of the south line of said Lot 197.



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P88-196